

**ORDINANCE NO. 20150611-038**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 2355 EAST STATE HIGHWAY 71 WESTBOUND AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL COMMERCIAL SERVICES (CS) DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-rural residence (I-RR) district to general commercial services (CS) district on the property described in Zoning Case No. C14-2015-0045, on file at the Planning and Zoning Department, as follows:

0.38 acre tract of land, more or less, out of the Santiago Del Valle Grant the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

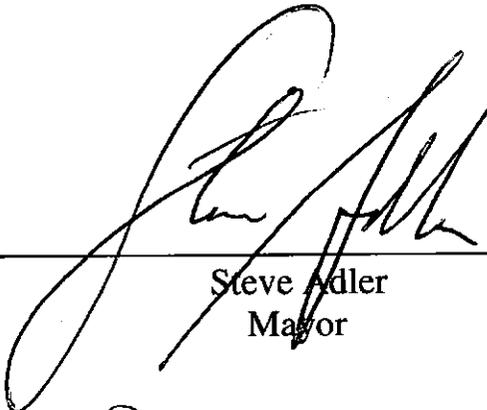
locally known as 2355 East State Highway 71 Westbound in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on June 22, 2015.

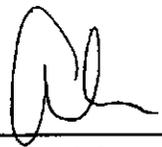
**PASSED AND APPROVED**

\_\_\_\_\_, June 11, 2015

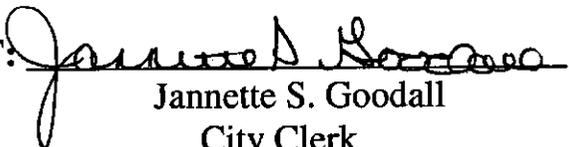
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
Interim City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

**FIELD NOTES  
PROPOSED ZONING BOUNDARY**

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1, NATIONAL MOBILE PARKS SUBDIVISION SECTION 1, AS RECORDED IN BOOK 64, PAGE 10 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; BEING ALL OF A 0.388-ACRE TRACT AS CONVEYED TO 2002 R.E., L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NUMBER 2002028309 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED FROM RECORD INFORMATION BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on the northeast right-of-way line of State Highway 71 East at the most westerly corner of the above described Lot 1, National Mobile Parks Subdivision Section 1, for the most westerly corner and POINT OF BEGINNING of the herein described tract;

THENCE, with the northwest line of said Lot 1, N44°16'04"E a distance of 159.60 feet to the most northerly corner of this tract;

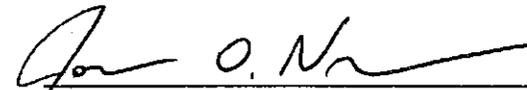
THENCE, with the northeast line of the above described 2002 R.E., L.P. 0.338-acre tract, S45°49'41"E a distance of 109.46 feet to the most easterly corner of this tract;

THENCE, with the southeast line of the above described 2002 R.E. L.P. 0.338-acre tract, S44°18'58"W a distance of 148.90 feet to the northeast right-of-way line of State Highway 71 East for the most southerly corner of this tract;

THENCE, with the northeast right-of-way line of State Highway 71 East, N51°25'00"W a distance of 109.87 feet to the POINT OF BEGINNING of the herein described tract.

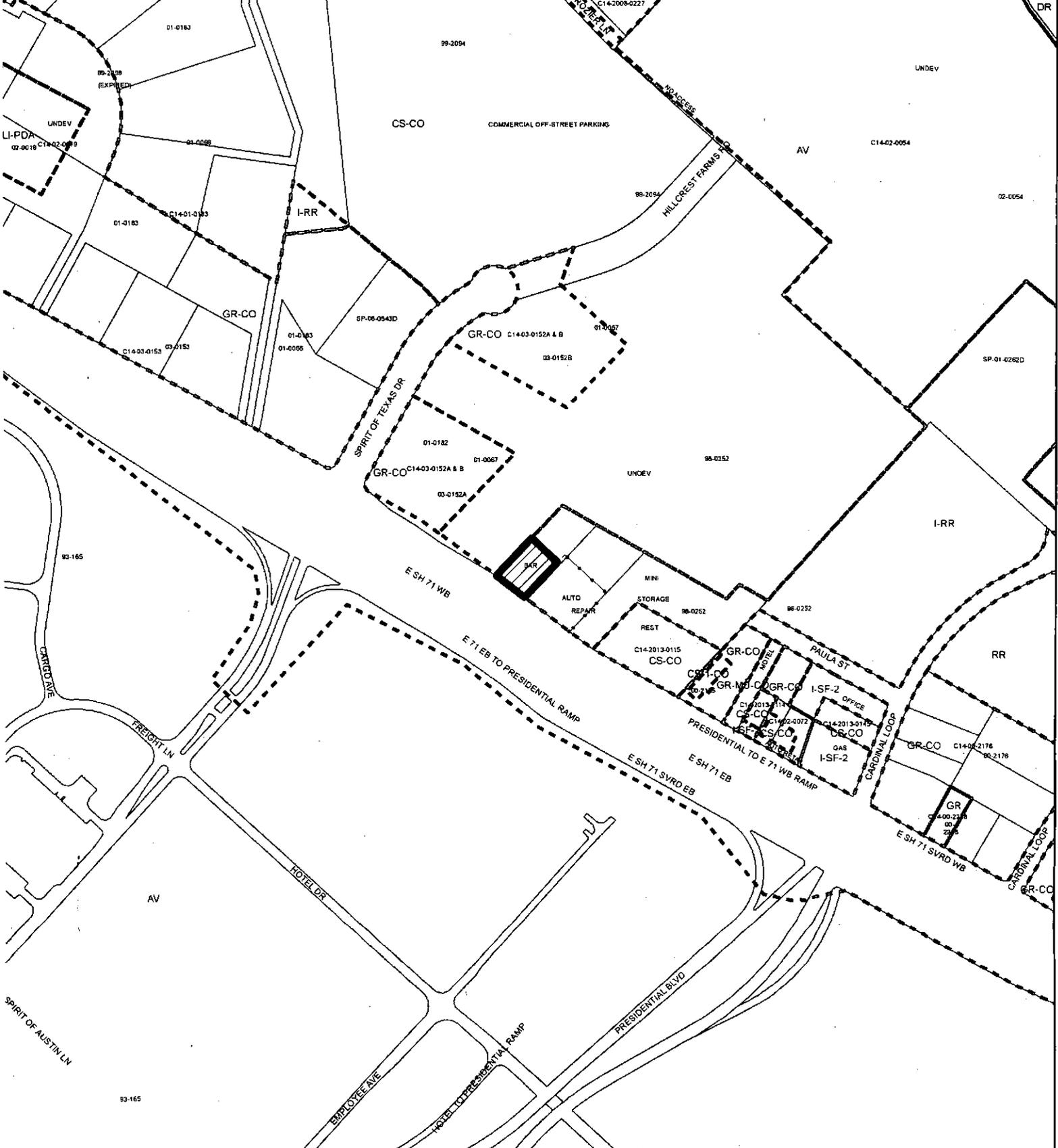
An on the ground survey was not performed, as this description was written from record information as described in deed recorded in Document No. 2002028309 of the Official Public Records of Travis County, Texas. This document was prepared under 22 TAC §663.21 and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



  
Jonathan O. Nobles  
Registered Professional Land Surveyor No. 5777

5/22/2015  
Date

Client: 2002 R.E., L.P.  
Date: May 21, 2015  
Job No.: 0A455-109-00  
File: J:\Projects\A455\109\Survey\Legal Desc\A455-109\_Zoning FN.doc



**ZONING**

**ZONING CASE#: C14-2015-0045**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic re by the City of Austin regarding specific accuracy or completeness.

1" = 400'

Exhibit B